



STATE PROCUREMENT OFFICE
NOTICE OF AMENDMENT TO EXEMPTION FROM CHAPTER
103D, HRS, CONTRACT

DEC 30 A9:04

STATE PROCUREMENT OFFICE
STATE OF HAWAII

1. TO: Chief Procurement Officer

2. FROM: DHS / HPHA / CPO

Department/Division/Agency

3. Name of Contractor: Realty Laua, LLC

4. P.E. Reference No. 08-096-C/B Amd 2

5. Description of goods, services, or construction:

Property management and maintenance services at Wilikina Apartments.

6. Scope of work for the contract is revised as follows:

Time of performance extension for an additional eight (8) month period from January 1, 2010 to August 31, 2010.

Original Contract Price: \$155,038

Amended Contract Price:
\$1,015,925

7. Reason: This / These amendment(s) are necessary because:

See attached

8. Direct questions to: Rick Sogawa

Phone: 832-6038

Agency shall ensure adherence to applicable administrative and statutory requirements.

9. Pursuant to § 103D-102, HRS, and § 3-120-5, HAR, I certify that the
information provided above is, to the best of my knowledge, true and correct

Department Head

Date

Reserved for SPO Use Only

10. Date Posted: 1/4/2010

11. Submit written objections to this notice of intent to amend a procurement exemption contract within seven calendar days or
as otherwise allowed from the above posted date to:

Chief Procurement Officer
State Procurement Office
P.O. Box 119
Honolulu, Hawaii 96810-0119

Chief Procurement Officer's Comments:

This approval is based on HPHA's representation that the sale of Wilikina Apts. has been delayed. The sale of the
project is projected to be completed by 8/30/10. The approval is for the period January 1, 2010 to August 31, 2010
or upon completion of the sales, whichever is sooner.

12. ☒ APPROVED ☐ DISAPPROVED

Chief Procurement Officer

Date

13. P.E. No.

08-096-C/B
Amd. 3

7. Reason: This / These amendment(s) are necessary because:

The HPHA is requesting a time of extension for an additional 8 months for property management and maintenance services at Wilikina Apartments. The current contract for property management and maintenance services expires on December 31, 2009.

The HPHA is in the process of selling Wilikina Apartments and in June 2009 the top rated offeror notified the HPHA of their intention to withdraw their proposal from the competition due to the economic conditions of the state and world economy. The real estate consultant hired by the HPHA has selected another offeror and is working on finalizing the sale. The buyer intends to apply for tax exempt bonds and 4% tax credits to finance the deal. The sale is anticipated to occur by August 2010. It would not be practicable for the HPHA to issue a competitive RFP for property management services for a short term contract. If the sale is able to take place on an accelerated schedule, the HPHA will terminate the property management contract earlier.